



Land & Property Experts



**LAND AT EAST COURT FARM
CHALK · GRAVESEND · KENT**

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CHALK
GRAVESEND
KENT**

- Higham* - 1.5 miles
- Gravesend* - 2 miles
- Ebbsfleet International* - 4 miles
- Dartford* - 8 miles
- Central London* - 22 miles

A useful and generally level block of Grade II & IV agricultural land in North Kent with good access.

- 53.49 acres of productive arable land comprised within a single field parcel.
- 221.99 acres of traditional North Kent grazing marsh predominantly comprised within a ring-fence and divided by drainage ditches, with a separate parcel to the north.
- Agri-Environmental Scheme income opportunities
- Long road frontage and easy access off Lower Higham Road.
- In all approximately 275.48 acres (111.48 hectares).

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS.

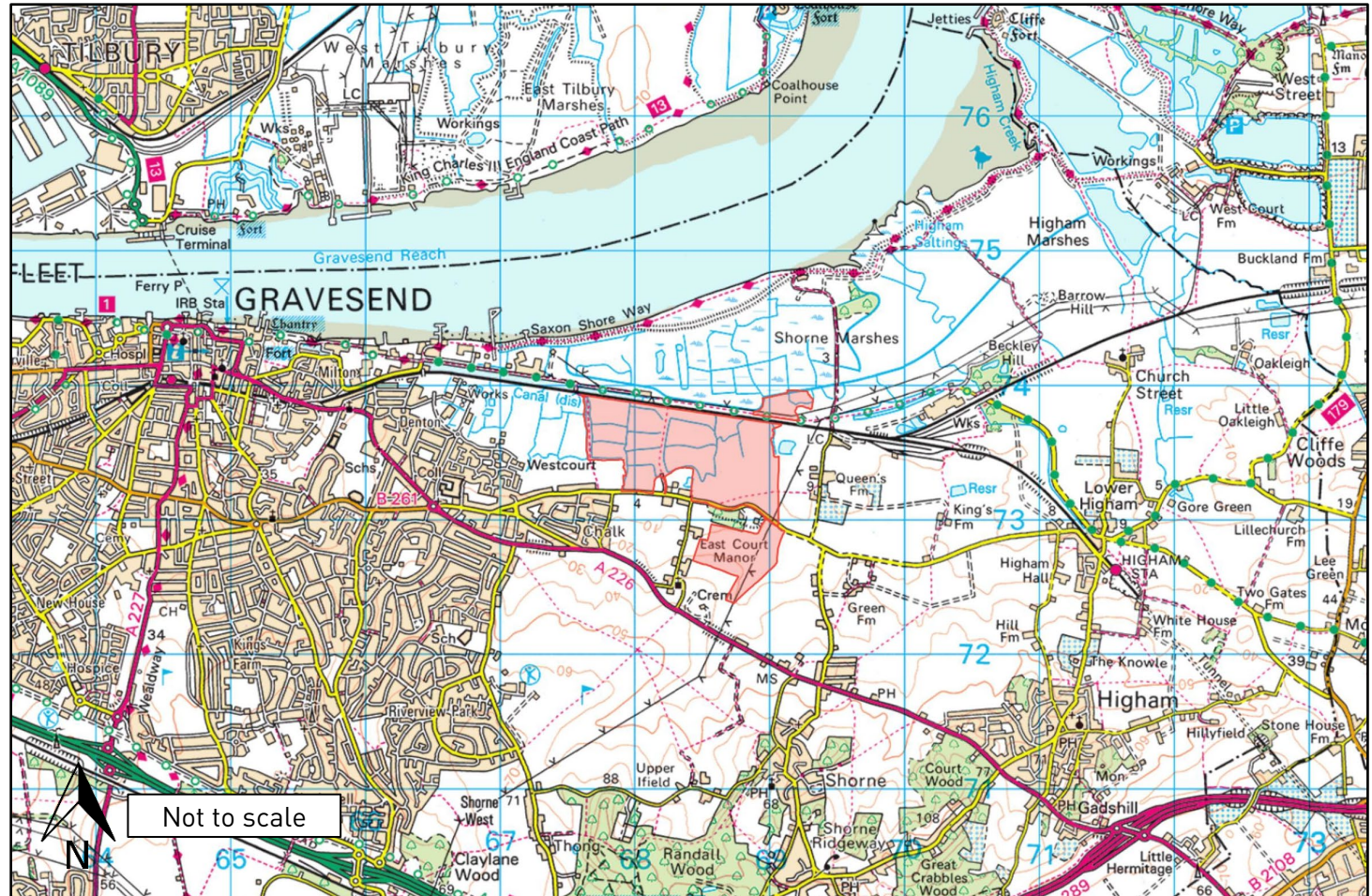
Lot 1 (53.49 acres)	£590,000
Lot 2 (221.99 acres)	£1,160,000
Whole (275.48 acres)	£1,750,000

**BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

The Land at East Court Farm occupies a rural yet accessible position just outside the village of Chalk, a short distance east of the town of Gravesend, approximately two miles northwest of the village of Higham on the border between the North Kent Plain and Thames Marshes. The nearby towns of Gravesend, Northfleet and Dartford lie within the wider local area and collectively provide a comprehensive range of facilities, amenities, as well as regular high speed rail connections to Central London via Ebbsfleet International.

Please refer to the Location Plan below showing the location of the property in relation to the surrounding towns and villages.





DESCRIPTION

The Land at East Court Farm is principally comprised within two distinct blocks, situated on the north and south sides of Lower Higham Road.

Lot 1: 53.49 acres (21.65 hectares)

A single block of Grade II farmland in arable production. The land is generally level, sloping gently away to the north. Soils are described as loamy drift soils over chalk and suitable for early cropping. The land is partially cropped with oilseed rape (OSR) for the 2026 cropping year, with the balance of the land being in legume fallow.

Lot 2: 221.99 acres (89.83 hectares)

A substantial block of traditional grazing marsh, typical of North Kent. The land is generally level and principally comprised within one block, serviced by a central land way leading from Lower Higham Road. The land is subdivided by a series of internal drainage ditches, into several useful field parcels. A single 15.05-acre parcel is situated to the north, dissected from the main holding by a railway line. Soils are described as deep stoneless clayey soils and can be prone to seasonal waterlogging.

Public Rights of Way

Lot 2 is crossed by two public footpaths, one leads north along the landway from Lower Higham Road, the other crosses the land to the southeastern corner.

Please refer to the Lotting Plan opposite identifying the land edged red. Lot 1 is shown shaded red, Lot 2 is shown shaded blue.

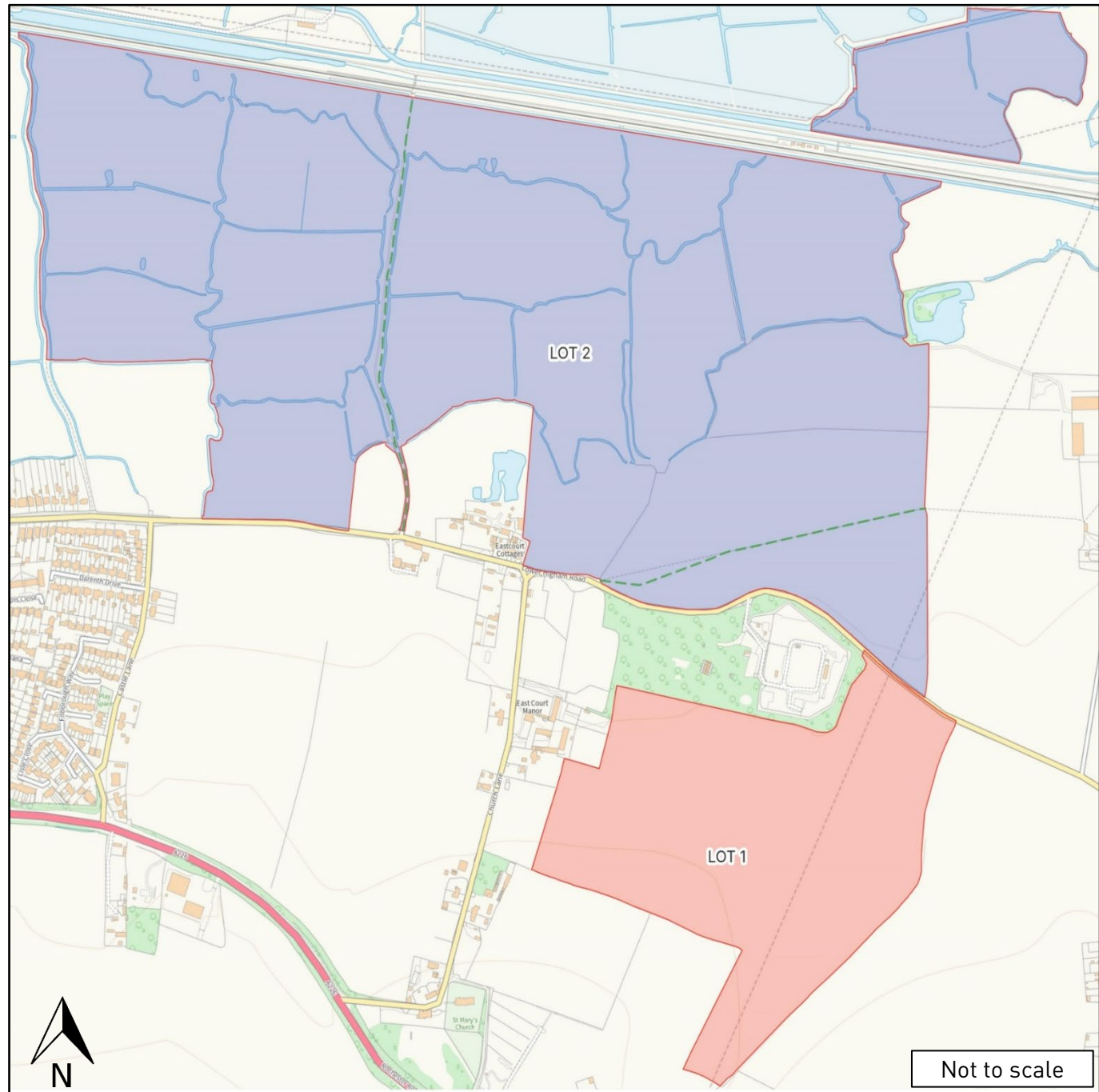
ACCESS

Gated access to Lots 1 and 2 is available directly off Lower Higham Road. The grazing marsh north of the railway is accessed from Queens Farm Road, across the railway and thence along a landway to the south and via neighbouring land.

WHAT 3 WORDS

Lot 1 ///pill.files.turkey

Lot 2 ///rushed.hotel.thick



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

Lot 1



BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in two lots. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender at a later date.

SPORTING, TIMBER & MINERAL RIGHTS

Mines and minerals relating to the land held under HM Land Registry title number K894589 are reserved to a third party. Otherwise, all sporting, timber and mineral rights are included in the sale insofar as they are owned and will pass with the sale of the freehold.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

TENURE

The land is offered freehold subject to a Farm Business Tenancy with vacant possession available from 1st October 2027. The land is registered at HM Land Registry under Title Numbers K922807, K79360 and K894589. Office Copy Entries & Title Plans are available from the vendor's agent on request. Details of the current tenancy are also available on request.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2026.

LOWER THAMES CROSSING

Part of the property is identified within the Order Limits for the A122 (Lower Thames Crossing) Development Consent Order 2025. Subsoil beneath Lot 2 is to be permanently acquired for the construction and operation of two tunnels beneath the land. Further details are available from the vendor's agent on request.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of water supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

AGRI-ENVIRONMENTAL SCHEMES

The land is managed under the Sustainable Farming Incentive (SFI), as well as a comprehensive Countryside Stewardship Higher Tier (CSHT) Agreement. Both agreements cover a broad spectrum of multi-year arable and grassland Options focused on improving soil health, integrated pest management, and enhancing and protecting wetland and grass habitats. Further details are available from the vendor's agent on request.

LOCAL AUTHORITIES

Gravesham Borough Council, Civic Centre, Windmill St, Gravesend, Kent DA12 1AU
Kent County Council, County Hall, Maidstone, Kent ME14 1XQ

PLANS

The plans and boundary notes provided by the vendor's agent are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

VIEWING

Viewings are strictly by prior appointment only with the vendor's sole agent. The vendor and their agent do not accept any responsibility for accidents or personal injury sustained while viewing, whether accompanied or not.

All enquiries, please contact Tom French or Joe Hearnden using the details provided below.

BTF Partnership

Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

+44 (0) 1233 740 077

tom.french@btfpartnership.co.uk
joseph.hearnden@btfpartnership.co.uk

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www.btfpartnership.co.uk

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